

**IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**PAUL BENSON,**

*Plaintiff,*

v.

**AMERIHOM MORTGAGE CO., LLC  
et al.,**

*Defendants.*

**Case No. 2:24-cv-03467-JDW**

**ORDER**

**AND NOW**, this 24th day of June, 2025, and for the reasons stated in the accompanying Memorandum, it is **ORDERED** as follows.

1. Wells Fargo's Motion To Dismiss (ECF No. 78) is **GRANTED IN PART**. Mr. Benson's federal claims for violation of RESPA and TILA are **DISMISSED WITH PREJUDICE**.

2. Mr. Benson's Motion For Leave To Amend (ECF No. 79) is **DENIED**.

3. On or before June 30, 2025, any party may file a memorandum no longer than 5 pages, addressing why I should not remand this case to the Philadelphia Court Of Common Pleas in light of the ruling in *Hedges v. Musco*, 204 F.3d 109, 123 (3d Cir. 2000).

4. Mr. Benson's Motion To Strike (ECF No. 91) is **DENIED**.

5. Mr. Benson's Motion To Rejoin Defendant (ECF No. 96) is **DENIED**.
6. Mr. Benson's Motion To Consolidate (ECF No. 97) is **DENIED**.
7. Mr. Benson's Motion For Class Certification (ECF No. 103) is **DENIED**.

**BY THE COURT:**

/s/ Joshua D. Wolson

JOSHUA D. WOLSON, J.